

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
PARCEL RR 115 SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal project with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, religion, sex or national origin; and

WHEREAS, Mr. Gerald Mariano has expressed an interest in and has submitted as satisfactory proposal for the development of Disposition Parcel RR 115, in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. Gerald Mariano be and hereby is tentatively designated as Redeveloper of Disposition Parcel RR 115 in the South End Urban Renewal Area subject to:
  - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
  - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
  - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
    - (i) Evidence of the availability of necessary equity funds; and
    - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
    - (iii) Final Working Drawings and Specifications; and
    - (iv) Proposed construction and rental schedules.



2. That disposal of Parcel RR 115 by negotiation is the appropriate method of making the land available for development.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-60004).







Gerald Mariano  
45 Milford Street  
Boston, Massachusetts 02118  
Telephone: 666-0835

Letter of Intent-----

Subject: Rehabilitation of building at 137 Appleton Street  
South End Urban Renewal Area, Boston, Massachusetts

Dear Sir: I am interested in rehabilitating the above mentioned building at

137 Appleton Street, Boston, Massachusetts

If selected by the Boston Redevelopment Authority as developer of the property, I intend to accomplish the following:

1. To rehabilitate the subject building substantially in accordance with the suggested General Rehabilitation Guide and controls contained in the Developer's kit. (If the developer intends to deviate from the suggested rehabilitation in any substantial way, design drawings prepared by an architect must be submitted with the proposal and this statement should be modified accordingly.)
2. To work with the Community in making housing accommodations available to community residents.
3. I am aware that Section 312 Financing may not be available and that it may be necessary for me to obtain an alternative means of financing the proposed rehabilitation. I am, therefore, willing and able to carry out the proposed rehabilitation using conventional financing.
4. To retain Bob Grant as architect for the proposed rehabilitation.
5. Upon conveyance of the property construction will commence within 3 months and be completed within 12 months thereafter.

Enclosed as part of this proposal are completed Public Disclosure Forms H-6004, Part I and II, and statements from my financial institutions indicating my financial resources. The public disclosure forms include the following:

Proposed number of dwelling units-----4

Estimated cost of rehabilitation per dwelling unit	\$15,000
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Total estimated cost of rehabilitation:	\$60,000
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Sources and amounts of equity funds:

Projected monthly rent per apartment:	\$215.00
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### A. REDEVELOPER AND LAND

- (Name of Local Public Agency)

in \_\_\_\_\_ (Name of Urban Renewal or Redevelopment Project Area)

137 Appleton Street  
Boston, Massachusetts

- ☐
- Other (explain)

- 23-

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.



1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$ 60,000
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$ 15,000
- c. Total cost of any residential rehabilitation . . . . . \$
- d. Cost per dwelling unit of any residential rehabilitation . . . . . \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
4-one bedrooms	215	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;  
Heat, water

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)<sup>1</sup> GERALD MARINO

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: Dec. 22-74

Dated: \_\_\_\_\_

Gerald Marino  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

45 Melrose St. Boston, Mass 02118  
Address and ZIP Code

\_\_\_\_\_  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.  
<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

May 29, 1975

3112

## MEMORANDUM:

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: South End Urban Renewal Area, Project No. Mass. R-56  
Tentative Designation of Redeveloper Gerald Mariano,  
Parcel RR115, 137 Appleton Street

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SUMMARY: This memorandum requests that the Authority designate Gerald Mariano as Redeveloper of Parcel RR 115, 137 Appleton Street in the South End Urban Renewal Area

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Parcel RR 115 consists of approximately 960 square feet and is located at 137 Appleton Street in the South End Urban Renewal Area.

Gerald Mariano of 45 Milford Street has submitted a proposal for the rehabilitation of Parcel RR 115 for rehabilitation purposes in accordance with Authority standards, guidelines and the South End Urban Renewal Plan.

The proposal calls for the rehabilitation of the four story brick structure at an estimated cost of \$60,000. The financing will be obtained from conventional sources.

It is appropriate at this time to tentatively designate Gerald Mariano as Redeveloper of Parcel RR 115 so that formal processing of plans and financing arrangements may be initiated. Mr. Mariano's submission indicates sufficient ability to act as the Redeveloper for Parcel RR 115.

I therefore recommend that the Authority tentatively designate Mr. Gerald Mariano as Redeveloper of Parcel RR 115 in the South End Urban Renewal Area.

An appropriate Resolution is attached.



